



**Queensland
Government**

Parklands
Priority Development Area
Interim Land Use Plan

February 2013

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1.1 Introduction

The *Economic Development Act 2012* (the ED Act) provides for particular parts of the State to be declared as areas called Priority Development Areas (PDAs).

The Parklands PDA was declared by a regulation on 1 February 2013.

The Parklands PDA Interim Land Use Plan (ILUP) has been prepared pursuant to Section 38 of the ED Act and applies only to land within the declared Parklands PDA boundary identified in Map 1.

This ILUP commences on declaration and is effective for 12 months unless extended or until the gazettal of the Development Scheme for a PDA.

1.2 Economic Development Queensland

The main purpose of the ED Act is to establish the Minister for Economic Development Queensland (MEDQ) to plan, carry out, promote or coordinate activities to facilitate economic development and development for community purposes in declared PDAs in Queensland.

Economic Development Queensland (EDQ) is an entity established within the Department of State Development Infrastructure and Planning, to assist the MEDQ to carry out its functions under the ED Act.

1.3 The elements of the ILUP

This ILUP contains:

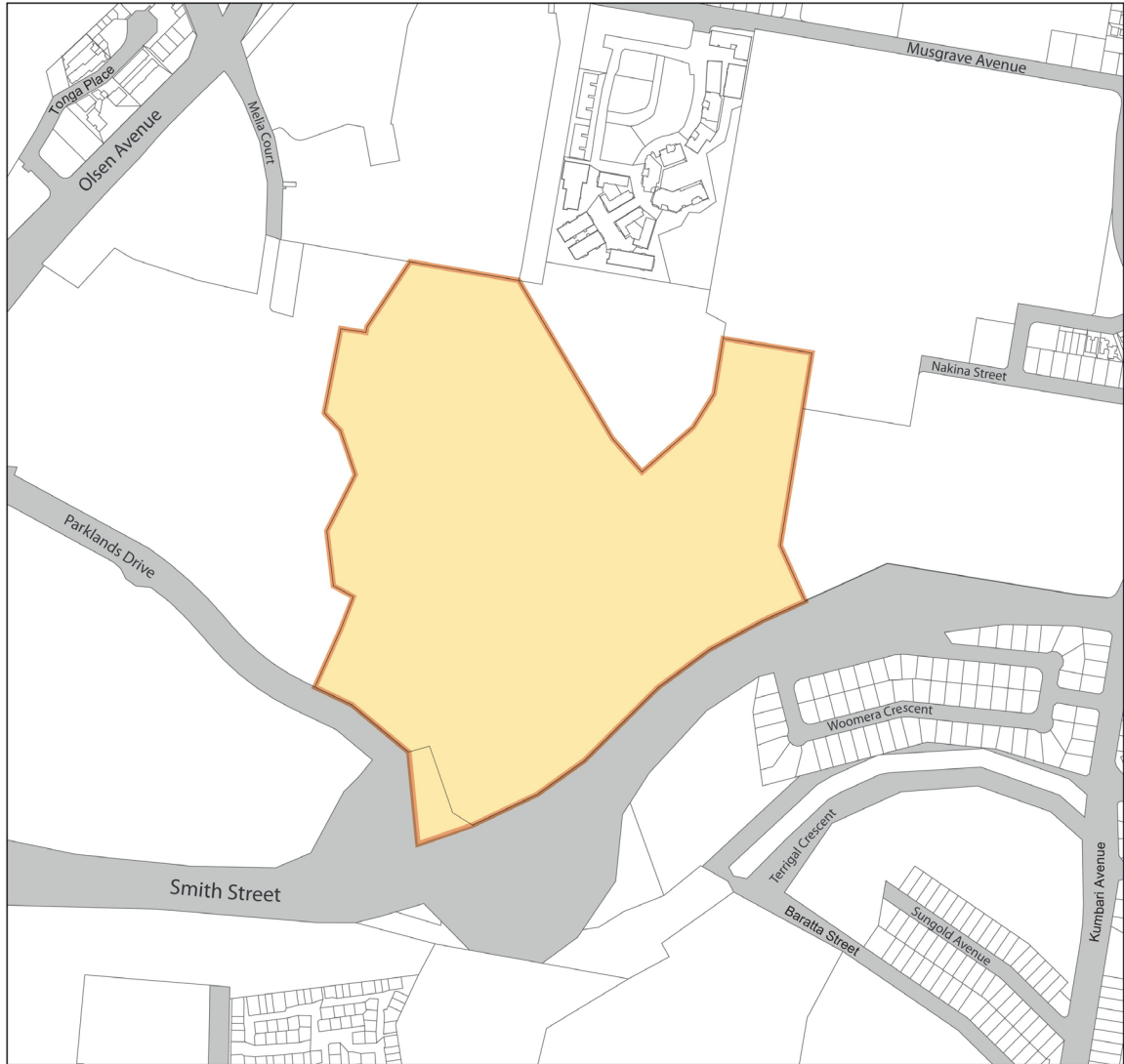
- » a vision for the PDA, and
- » development requirements.

The vision identifies the broad planning outcomes for the PDA. The principles contained in the vision seek to achieve for the PDA, the purposes of the ED Act and are the basis for the development requirements.



The development requirements state the requirements for carrying out development to achieve the vision for the PDA. These requirements apply to all PDA Assessable and Self-assessable development in the PDA. To the extent a requirement is relevant, it must be taken into account in the preparation of a PDA development application and the assessment of the application.


1.0 Preliminary

Map 1: Parklands PDA boundary



Key

-  Parklands PDA
-  Cadastre


This plan is not to scale

2.1 Location

The Parklands PDA is located over the current Gold Coast Parklands site in Gold Coast city approximately 3.3km west of the Southport CBD and 3.6km east of the Pacific Highway. The PDA has an area of approximately 29 hectares and is bounded by Smith Street Motorway to the south east and Parklands Drive to the south west. The PDA adjoins the Gold Coast University Hospital to the west, the Southport Sharks Football Club to the north and Musgrave Park to the north east. Map 1 shows the PDA boundary and location.

The Gold Coast Light Rail alignment and Griffith University station will be located along the southern boundary of the site along Parklands Drive.

2.2 Background

The Gold Coast Health and Knowledge Precinct is identified as a specialist activity centre in the South East Queensland Regional Plan (2009 -2031) and incorporates the Gold Coast Parklands site.

In 2009 the Parklands site was chosen as the preferred site for the athletes village as part of the Gold Coast's bid for the 2018 Commonwealth Games. After successfully winning the bid to host the Commonwealth Games, it was subsequently determined Economic Development Queensland (EDQ) would be the Queensland Government entity responsible for the planning and delivery of the Games Village.

2.3 Vision

The Parklands PDA ILUP is intended to guide development from the time the PDA is declared until the Development Scheme is adopted. This is anticipated to be a period of approximately 12 months.

The Parklands PDA ILUP will provide for the delivery of the Commonwealth Games Village (CGV) for the Gold Coast 2018 Commonwealth Games, while allowing for longer term legacy development to occur, where it can be demonstrated it will not inhibit the delivery or operation of the CGV.

In the event that there is a conflict between the principles for delivery of the CGV and Legacy Development, the delivery of the CGV will take precedence.

2.2.1 Commonwealth Games Village

The CGV will accommodate up to 6,500 people in accordance with Commonwealth Games Federation guidelines. It is anticipated Operational Works will be required prior to a Material Change of Use or Reconfiguration of a Lot application being lodged, to prepare the PDA in a timely manner for the development of the CGV.

The principles for delivery of the CGV include:

- » providing access to efficient and effective transport networks that enable quick access to games venues and facilities on adjoining land
- » maximising opportunities to address both CGV needs and the longer term development of the PDA
- » maximising the amenity of residents by allowing for private and public open space, access to key amenities and personal security
- » creating a sense of place with communal areas providing opportunities for networking and social interaction
- » provision of permanent and / or temporary structures.

2.2.2 Legacy Development

Development of the CGV will allow for the achievement of an enduring legacy for the Gold Coast in line with the Gold Coast City Council's vision for the Health and Knowledge Precinct to be a vibrant, world-renowned community of ideas, life and innovation.

Development will support a mix of land uses including health and knowledge related development, which build on the positive relationship with the Gold Coast University Hospital and Griffith University.

The principles for delivery of Legacy Development include:

- » development which is complementary to the Gold Coast Health and Knowledge Precinct
- » supporting an integrated, vibrant centre, featuring a diverse mix of complementary uses including research, commercial, retail, residential, recreational and community facilities
- » creating an accessible and connected place, featuring high quality public transport integrated with a safe and convenient walking and cycling network
- » establishing a new and distinct transit supported development centre providing a vibrant place for living, working and learning.

3.0 Development assessment procedures

3.1 Operation of the ILUP

3.1.1 Purpose of the ILUP

The purpose of the ILUP is to facilitate the development of the site for the CGV and to enable legacy development to occur that is consistent with the vision and contributes to the delivery of the CGV.

3.1.2 Levels of assessment

Table 1 of this ILUP identifies whether development within the PDA is:

1. PDA Exempt development - Column 1
2. PDA Self-assessable development - Column 2
3. PDA Assessable development (Permissible) - Column 3A (Permissible development)
4. PDA Assessable development (Prohibited) - Column 3B (Prohibited development).

PDA Exempt Development

Development included in Schedule 1 is PDA Exempt development meaning that a PDA development approval is not necessary prior to carrying out the use or works.

PDA Self-Assessable Development

A PDA development application is not necessary for PDA Self-assessable development complying with the development requirements specified in this ILUP.

PDA Assessable Development (Permissible)

Permissible development requires a PDA development application to be lodged with the MEDQ for assessment and decision. Approval is required for permissible development to be undertaken.

Identification of development as permissible development does not mean that a PDA development approval (with or without conditions) will be granted.

PDA Assessable Development (Prohibited)

Development mentioned in Table 1 Column 3B is PDA Assessable development (Prohibited) and may not be carried out in the PDA.

3.1.3 Schedules

Schedule 1 identifies development that is exempt from assessment for the whole of the PDA.

Schedule 2 provides the use and administrative definitions required to interpret and apply the scheme.

3.2 Development assessment

3.2.1 Development consistent with the ILUP

Development will be required to demonstrate the following principles:

- » it contributes to the delivery of the CGV; and
- » it is consistent with the PDA vision and development requirements.

For a development proposal, all development requirements must be achieved to the greatest extent practical, having regard to the extent of the other requirements.

In recognition of the temporary nature of some elements of the Commonwealth Games Village (CGV) these development requirements may not be applicable to development that will be removed once the Commonwealth Games finish.

A PDA development approval cannot be granted if the development would be inconsistent with this ILUP.

Permissible development is consistent with this ILUP where:

1. the development complies with the vision and applicable development requirements or
2. the development does not comply with the applicable development requirements but there are sufficient grounds to justify the approval of the development despite the non-compliance with the applicable development requirements.

Otherwise, the Permissible development is inconsistent with this ILUP and must be refused.

PDA Assessable development (Prohibited) is PDA Assessable development that is inconsistent with the ILUP.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- (i) superior design outcomes
- (ii) overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

3.2.2 Development approval

Identification of development as PDA assessable development does not mean that a PDA development approval (with or without conditions) will be granted.

PDA assessable development requires a PDA development application to be lodged with MEDQ for assessment and decision.

Approval is required before PDA assessable development is undertaken.

3.2.3 Infrastructure agreements

A PDA development condition may require the land owner to enter into an infrastructure agreement, to address the provision of infrastructure.

3.2.4 Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot.

A PoD may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will be consistent with the relevant PDA development requirements.

The PoD can not include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application.

Under Table 1: Levels of assessment, development approved in accordance with a PoD is exempt development and requires no further development approval under the scheme.

For further advice on preparing a PoD refer to the applicable practice note available on the DSDIP website.

3.2.5 Notification requirements

A PDA development application will require public notification if the application:

- » includes a proposal for development which does not comply with the development criteria; or
- » if the development application is for a use, or of a size or nature which, in the opinion of the MEDQ, warrants public notification.

3.2.6 Relationship with other legislation

In addition to assessment against the ILUP, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2002* and *Sustainable Planning Act 2009*.

3.2.7 Relationship with the planning scheme

1. This ILUP prevails to the extent of an inconsistency with any of the following instruments:
 - » a planning instrument
 - » a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act.
2. Unless this ILUP specifically applies a provision of a planning scheme, or a plan, policy or code made under SPA or another Act, the ILUP is inconsistent with the provisions of the planning scheme, plan, policy or code.

4.0 Development requirements

The PDA development requirements relate to:

- » urban design and sustainability
- » street and movement network
- » environment and open space
- » community safety and development constraints
- » service infrastructure.

For more detail regarding how to comply with the specific development requirements listed below refer to relevant guidelines available on the DSDIP website www.dsdip.qld.gov.au.

4.1 Urban design and sustainability

The form, type and arrangement of buildings, streets and public spaces achieves good urban design and sustainability outcomes and:

- » creates an attractive and appealing place for residents, workers and visitors which promotes walking and cycling and is permeable, legible and connected to surrounding areas
- » provides a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces
- » utilises energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques
- » supports zero setbacks of building facades along the Hospital Boulevard extension and the new Main Street
- » ensures adequate visual and noise amenity
- » ensures sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping
- » provides landscaping which enhances the visual amenity of the locality and streetscape.

4.2 Street and movement network

Development delivers a well designed movement network which:

- » provides a safe and pleasant movement network for pedestrians, cyclists and vehicles that has a clear structure, good external connections with the surrounding area, minimises traffic impacts on residential areas and maximises walking, cycling and public transport effectiveness¹

¹ Where active transport enters the on-road environment, treatment should be consistent with Austroads: "Cycling Aspects of Austroads Guides (March 2011)".

- » supports the delivery of the primary street and movement network for the PDA through the extension and connection of Hospital Boulevard to Smith Street and the creation of a new Main Street, running from the Parklands Drive intersection with Engineering Drive, to the extended Hospital Boulevard
- » does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors and ensures potential public transport routes are constructed to a standard appropriate to accommodate these services, including footpaths and pavements
- » promotes connectivity with GCLR and other public transport services.

4.3 Environment and open space

The design, siting and layout of development:

- » protects significant environmental and ecological values and retains where possible existing mature trees, remnant vegetation and habitat for fauna
- » focuses open space provision on an area of land in the north of the PDA that partially functions as part of the stormwater management network
- » provides opportunities to connect to open space areas within and adjoining the PDA and creates parks and open spaces that are accessible for users
- » retains and enhances existing waterway corridors and overland flow paths, ensuring appropriate buffers are established
- » incorporates landscaping with endemic species with a preference towards retaining existing vegetation where possible
- » maintains and improves the functioning and characteristics of the existing hydrological network (including surface and groundwater interactions) and incorporates total water cycle management and water sensitive urban design principles²
- » incorporates appropriate erosion and sediment control techniques
- » promotes innovative and efficient use of energy and water
- » maximises recycling opportunities and reduces waste generation.

² Refer to the water discharge requirements specified in State Planning Policy 4/10 Guideline - Healthy Waters and its supporting document Urban Stormwater Quality Planning Guidelines 2010.

4.4 Community safety and development constraints

Development will:

- » be sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint
- » ensure that people and property are safe from potential hazards including acid sulfate soils ³, flooding, bushfire and landslide ⁴
- » take into consideration the predicted impacts of climate change
- » manage and minimise noise from transport corridors ⁵.
- » ensure stormwater runoff at the PDA's boundaries does not exceed that which presently exists, and there is no net worsening of flood conditions at the PDA's boundaries

4.5 Service infrastructure

Development will protect existing or planned trunk infrastructure and ensure infrastructure and services are:

- » provided in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications)
- » designed to allow for future developments in information technology
- » located and designed to maximise efficiency and ease of maintenance.

³ For information on how to address potential acid sulfate soils, refer to State Planning Policy 2/02 *Planning and management of development involving acid sulfate soils* and the associated guideline.

⁴ Refer to:
 » State Planning Policy 1/03 *Mitigating the adverse impacts of flood, bushfire and landslide* and associated guideline for siting requirements for key elements of community infrastructure
 » relevant ULDA guidelines

⁵ » outcomes of the Queensland Floods Commission of Inquiry 2011.
 Refer to the Department of Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels and the Queensland Development Code and Section MP4.4 'Buildings in a Transport Noise Corridor.'

4.0 Development requirements

Table 1: Levels of assessment

Column 1 Exempt development	Column 2 PDA self assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>1. An environmentally relevant activity if:</p> <ul style="list-style-type: none"> (i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and (ii) the activity complies with that code. <p>3. If the land is not on the Environmental Management Register:</p> <ul style="list-style-type: none"> (i) development specified in schedule 1 (ii) material change of use if in accordance with an approved Plan of Development (PoD) (iii) operational work or building work in accordance with an approved PoD. 	Nil	All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 3B.	<p>Development for:</p> <ul style="list-style-type: none"> 1. Extractive industry 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry.

Infrastructure contributions 5.0

Under Section 88 of the ED Act, the EDQ may impose conditions relating to infrastructure, and the payment of contributions or the surrender of land for infrastructure for any development area.

Infrastructure charges will be based on Gold Coast City Council's infrastructure charges or as agreed in an infrastructure agreement.

Infrastructure delivered as part of the development may be credited against the monetary contribution that would otherwise apply.

State expenditure for investment in infrastructure will be subject to consideration through normal budgetary processes and will be part of an approved State agency capital works program.

6.0 Schedules

Schedule 1: Exempt development

Development prescribed in Schedule 4 of the *Sustainable Planning Regulation 2009*, other than Table 2, item 2 and Table 5, item 14.

Building work
Minor building and demolition work.
Carrying out building work associated with a material change of use that is PDA exempt or self assessable development.
Carrying out building work associated with an approved material change of use.
Material change of use of premises
Making a material change of use of premises for a Park.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
Filling or excavation where: <ul style="list-style-type: none"> a. not exceeding 50m³ in volume, or b. top dressing to a depth of less than 100 vertical millimetres from ground level
Carrying out operational work if consistent with an approved Plan for Development.
Carrying out operational work associated with a material change of use that is PDA exempt development (excluding park).
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work for the purposes of constructing a road in association with development.
Carrying out operational work that is clearing of vegetation: <ul style="list-style-type: none"> a. other than Significant vegetation, or b. Significant Vegetation where <ul style="list-style-type: none"> » the clearing is consistent with an approved Plan of Development » carried out by or on behalf of Gold Coast City Council or a public sector entity, where the works being undertaken are authorised under a state law » in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Carrying out operational work that is the placing of advertising devices that: <ul style="list-style-type: none"> » do not exceed 5m² for commercial, industrial, recreational or entertainment use » are attached to front fence or facade of main building » do not project more than 150mm from front facade or front fence » are not illuminated » contain name of business or operator, use on premises, contact details or name and address of building » comprise no more than two signs.
Plumbing or drainage work
Carrying out plumbing or drainage work.
All aspects of development
Development consistent with an approved Plan of Development.

Schedule 2: Definitions

Use Definitions

Commercial

Business

Means the use of premises for administration, clerical, technical, professional or veterinarian services or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

Medical centre

Means the use of premises for the medical care and treatment of persons not resident on the site. The term includes medical centre, dental clinics, pathology labs, naturopath clinics, chiropractic clinics, natural medicine practices, counselling rooms, psychiatric and psychological consulting rooms, premises used for nursing services and the like. The term does not include home based businesses, hospitals, retirement villages or aged care facilities.

Sales office and display home

Means the use of premises (including a caravan or relocatable home structure) for the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Industrial

Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

High impact industry

Means the use of premises for industrial activities which have significant off-site impacts such as air and noise emissions. Examples include asphalt manufacturing, boiler making, brewery, engineering works, glass or glass fibre making and timber mills.

Low impact industry

Means the use of premises for industrial activities which have minimal impacts on non-industrial uses and where impacts such as noise and air emissions are able to be readily mitigated. Examples include small engine repair workshop and vehicle workshop.

Noxious and hazardous

Means the use of premises for industrial activities that have extreme adverse impacts on other land uses. These impacts include air, noise and water emissions, the potential for fire, explosions and toxic releases.

Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research, design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. Examples include aeronautical engineering, computer component manufacturing, medical laboratories.

Service industry

Means the use of premises for industrial activities where manufactured goods are sold or repaired or commercial services are provided.

Warehouse

Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

Residential

Home based business

Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:

- » the floor area used specifically for the home business does not exceed 50m²
- » any visitor accommodation does not exceed 4 visitors
- » there is no hiring out of materials, goods, appliances or vehicles
- » there is only one sign related to the Home business, located within the premises or on a fence facing the road
- » there is no repairing or servicing of vehicles not normally associated with a house
- » there is no industrial use of premises
- » the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

House

Means a residential use of premises containing one primary dwelling. The term includes a secondary dwelling.

Secondary dwelling means a self contained dwelling unit, with an area no greater than 60m², used for residential purposes where located in conjunction with a primary dwelling on the one lot.

Multiple residential

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

6.0 Schedules

Other residential

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support or are convalescing, or student accommodation. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

Relocatable residential dwellings

Means the use of premises for relocatable dwellings that provide short term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

Retail

Fast food premises

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

Food premises

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

Market

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

Neighbourhood centre

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).⁶

⁶ The intended size of a neighbourhood centre is expressed for a particular precinct in the precinct intent.

Service station

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

Shop

Means the use of premises for the display, sale or hire of goods to the public. The term includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. It also includes hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies. The term does not include the types of repairs as separately defined by light industry.

Shopping centre

Means the use of premises for display, sale or hire of goods comprising two or more individual tenancies, comprising primarily shops and which function as an integrated complex.

Showroom

Means the use of premises for the display and sale of goods primarily of a bulky nature and of a similar or related product line. The term also includes storage.

Rural

Agriculture

Means the use of premises for commercial purposes for the:

- » growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities
- » breeding, keeping, rearing, training, boarding or stabling of animals.

Animal keeping and husbandry

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

Service, community and other

Car park

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

Cemetery

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

Child care centre

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

Community facility

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

Crematorium

Means the use of premises for cremating human corpses after death. The term does not include a funeral parlour or cemetery.

Educational establishment

Means the use of premises for systematic training and instruction, including any other ancillary facility. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

Emergency services

Means the use of premises for services which respond to community need in an emergency.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Funeral parlour

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

Hospital

Means the use of premises for the medical or surgical care or treatment of persons accommodated on the premises to receive this care or treatment.

The use includes care or treatment of persons such as emergency patients or out-patients not residing on the premises

Place of assembly

Means the use of premises for worship and activities of a religious organisation, community or association.

Utility installation

Means the use of premises for the purpose of providing utility or telecommunications services,

which does not fall within the Schedule of Facilities and Areas under the *Telecommunications Act 1997*. The term may include but is not limited to:

- » a telecommunications tower more than 5m in height
- » an equipment shelter of more than 7.5m² in area and 3m in height.

Sport, recreation and entertainment**Indoor entertainment**

Means the use of premises for sport, physical exercise, recreation and public entertainment predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres, cinema, nightclub, adult entertainment theatre and hotel.

Outdoor sport and recreation

Means the use of premises for any sporting or recreational activity, or other leisure past time, which is conducted wholly or mainly outside of a building.

The term includes such typical premises as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds, and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

Park

Means the use of premises by the public for free recreation and enjoyment, but used infrequently for events.

Facilities for park users may include children's playground equipment, informal sports fields, vehicle parking and other public conveniences.

A park does not include pest vegetation as listed by state or local government.

Tourism**Tourist attraction**

Means the use of premises for providing on-site entertainment, recreation or similar facilities for the touring or holidaying public.

Tourist park

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public.

The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the park.

6.0 Schedules

Other definitions

Advertising Device

As defined in the *Sustainable Planning Act 2009*.

Filling or excavation

Means removal or importation of material to or from a lot that will change the ground level of the land.

Minor building or demolition work

Means

- » internal building or demolition work
- » external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- » building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this ILUP
- » raising a house where the resultant height does not exceed 9m.

Operation work

As defined in the *Sustainable Planning Act 2009*.

Reconfiguring a lot

As defined in the *Sustainable Planning Act 2009*.

Administrative definitions

Basement

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

Building

As defined in the *Building Act 1975*.

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

As defined in the *Economic Development Queensland Act 2007*.

Dwelling unit

A building or part of a building used or capable of being used as a self contained residence which must include:

- » food preparation facilities
- » a bath or shower
- » a toilet and wash basin.

The term includes works ancillary to a dwelling.

Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

Gross floor area

The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding area used for:

- » building services
- » ground floor public lobby
- » a public mall in a shopping complex
- » the parking, loading and manoeuvring of motor vehicles
- » private balconies whether roofed or not.

Ground level

The level on a site which precedes development excluding any site works that are subject to a related development approval, unless approved by the EDQ or established as part of a reconfiguration of the land preceding development.

Grounds

Grounds means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- » superior design outcomes and
- » overwhelming community need.

Grounds does not include the personal circumstances of an applicant, owner or interested third party.

Mezzanine

An intermediate floor within a room.

Park Network

An integrated greenspace network including both active and passive recreation, linear/riparian corridors, parks and private and public sporting recreation facilities.

Planning scheme

The planning scheme for Gold Coast City Council as at the date of this ILUP.

Plan of Development

Means :

- » a detailed plan as described in EDQ guideline no. 01 Residential 30 or
- » a detailed plan, including graphics, text and tables that collectively accompanies a development application. A Plan of Development details lot layout, the form and density of development, landscape intent and building control requirements.

Plot ratio

The ratio between the gross floor area of a building and the total area of the site.

Premises

As defined in the *Sustainable Planning Act 2009*.

Private open space

An outdoor area for the exclusive use of occupants.

Public interest

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public realm

Refers to spaces that are used by the general public, including streets, squares, plazas and boulevards.

Relevant Zone

Refers to the zone in which the land is located under the planning scheme.

Setback

The shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- » ecological value at local, State or national levels
- » contribution to the preservation of natural landforms
- » contribution to the character of the landscape
- » cultural or historical value
- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone⁷.

Site cover

The proportion of the site covered by buildings, including roof overhangs.

Storey

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. This does not mean:

1. a space that contains only:
 - a. a lift shaft, stairway or meter room
 - b. a bathroom, shower room, laundry, toilet or other sanitary compartment
 - c. accommodation intended for not more than 3 vehicles
 - d. a combination of the above, or
2. a mezzanine.

⁷ The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

Urban Design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.



**Queensland
Government**

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